



WS

790 IYANNOUGH ROAD
HYANNIS, MA 02601

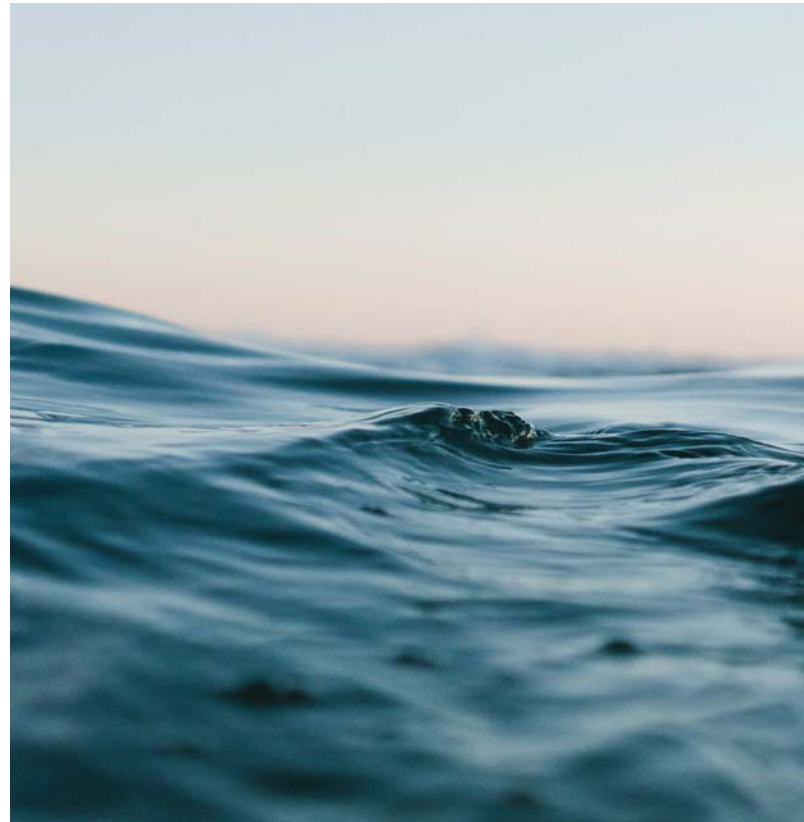
THE LANDING

AT HYANNIS

Hyannis: The Heart of Cape Cod

Hyannis, known as the unofficial “Capital of the Cape” is **home to a vibrant, year-round community**. Fueled by a surge in full-time residents, Cape Cod has a robust real estate market.

As a bustling midpoint on the journey to New England’s Island escapes, the town is a hub for commerce and transportation in the area. Home to 11 scenic beaches, countless outdoor activities, and a flourishing arts and culture scene, **The Landing at Hyannis is a must-stop for locals and visitors alike.**



CAPE COD’S YEAR-ROUND
POPULATION HAS
INCREASED BY 9% SINCE 2019

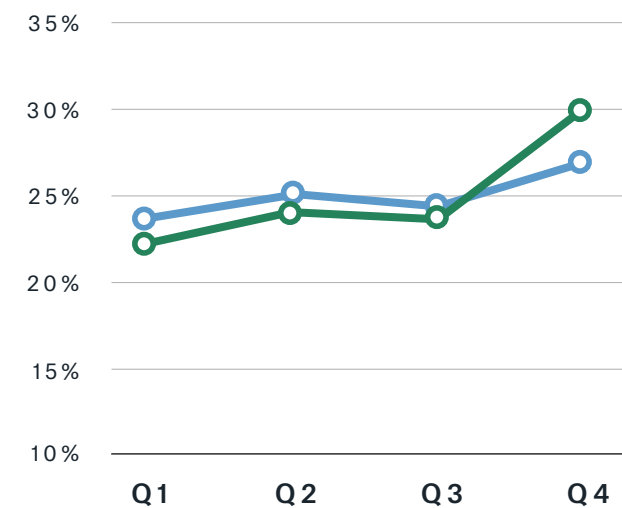
Source: World Population Review

A Market for All Seasons

Hyannis supports a **thriving year-round community** with a range of schools, established local and national businesses, and cultural attractions.

At the center of it all sits The Landing at Hyannis, providing a convenient shopping destination for residents and employees in the area.

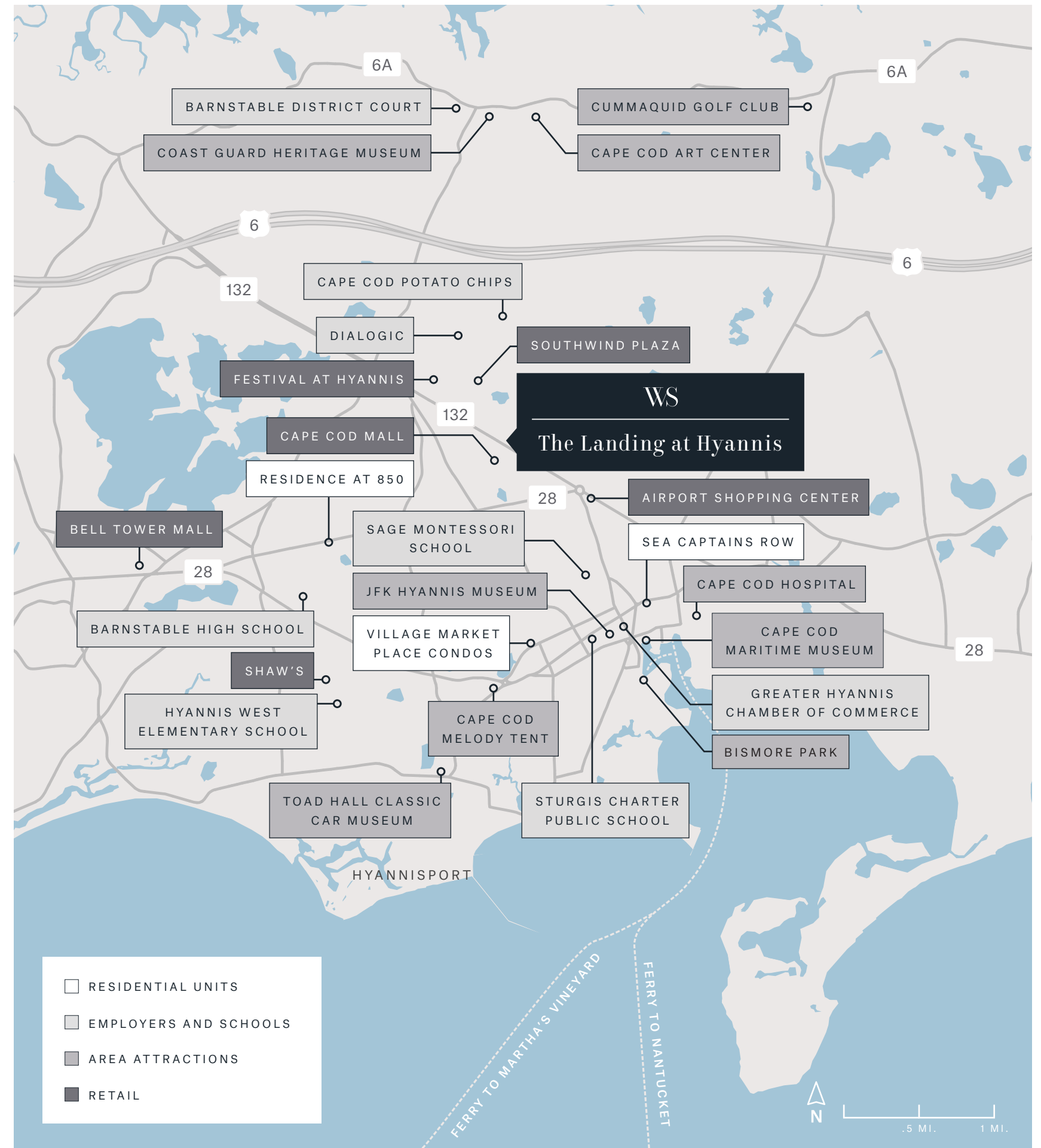
% OF VISITS BY QUARTER



— THE LANDING AT HYANNIS — DERBY STREET SHOPS

The Landing at Hyannis has a similar visitation pattern to other year-round communities, such as Derby Street Shops in Hingham, MA.

Sources: Placer.ai, 2023





The Cape's Thriving Real Estate

Cape Cod's real estate boom is driven by a burgeoning residential population surpassing pre-pandemic levels. **Housing prices and sales have surged at record speeds,** outpacing the state and national average.

“Cape Cod housing market continues unprecedented pace.”

THE BARNSTABLE PATRIOT

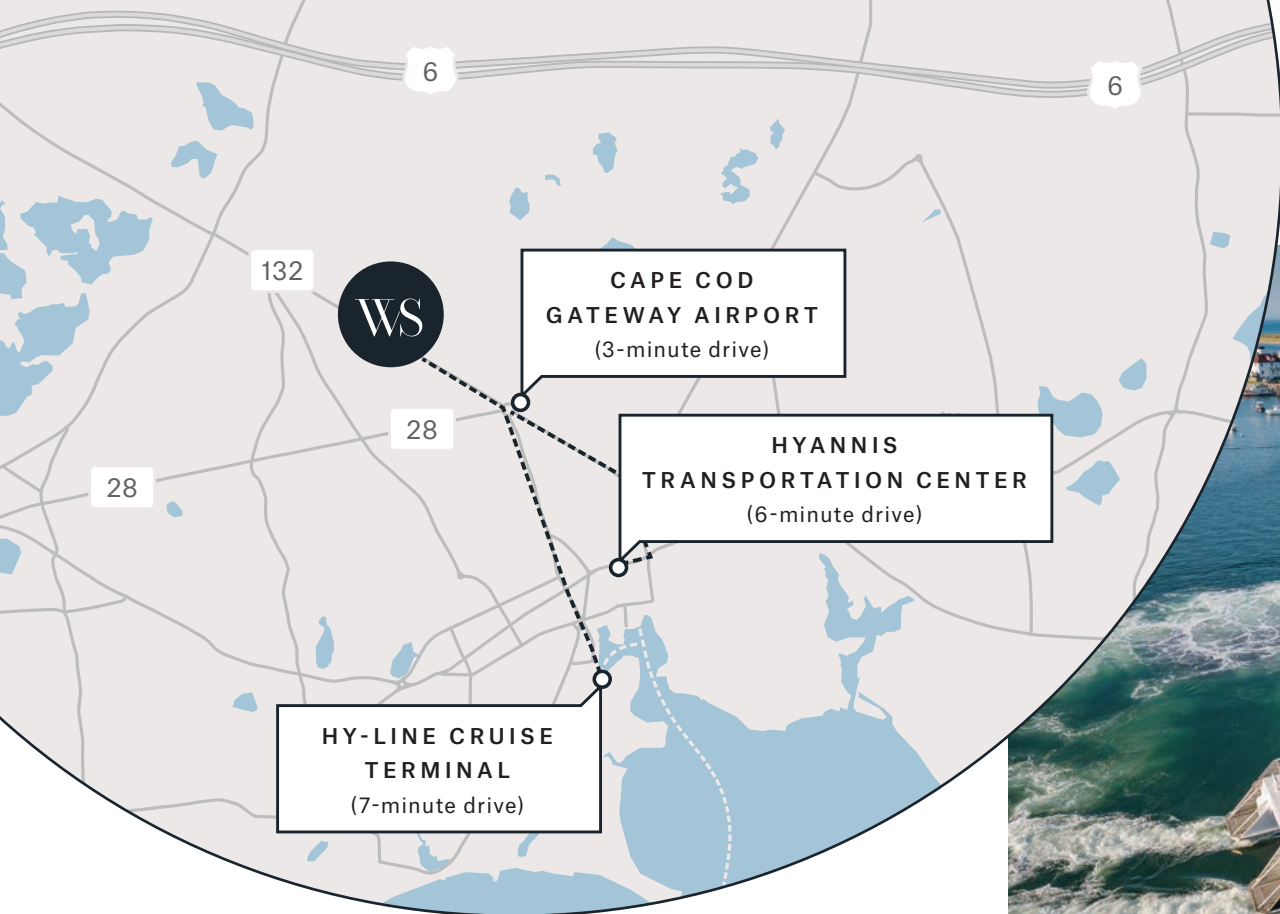
66% MEDIAN SALES PRICE INCREASE FOR HOMES ON THE CAPE SINCE 2019

62% DECREASE IN MEDIAN DAYS ON THE MARKET FOR HOMES

3 NEW RESIDENTIAL DEVELOPMENTS WITH 165 TOTAL HOUSING UNITS WITHIN 2 MILES OF THE LANDING AT HYANNIS



Sources: Redfin.com and Cape Cod & Islands Association of Realtors, Placer.ai



Land, Sea, & Air

The Landing sits in a **vital transit artery** that connects locals and tourists to and from surrounding islands. The convenient location provides easy access to all major Cape Cod transportation options used by residents daily.

AVERAGE DAILY TRAFFIC:

28,215	29,460	54,040
ROUTE 28	ROUTE 132	ROUTE 6

BARNSTABLE MUNICIPAL AIRPORT:

(JetBlue and Cape Air)

50,000+ FLIGHTS ANNUALLY TO/FROM:
BOSTON • NYC • WASHINGTON D.C.

HY-LINE CRUISES + STEAMSHIP AUTHORITY:

(±1 hour ferry to Martha's Vineyard and Nantucket)

±4 million PASSENGERS ANNUALLY



Trade Area

Demographics

POPULATION

Estimated 255,681

HOUSEHOLDS

Estimated 117,152

HOUSEHOLD INCOME

Average Household Income \$136,775

Average Family Income \$175,216

Household Income \$75K+ 61%

AGE

25 - 34 10%

35 - 44 10%

45 - 54 11%

55 - 64 17%

EDUCATION

College Degree 45%

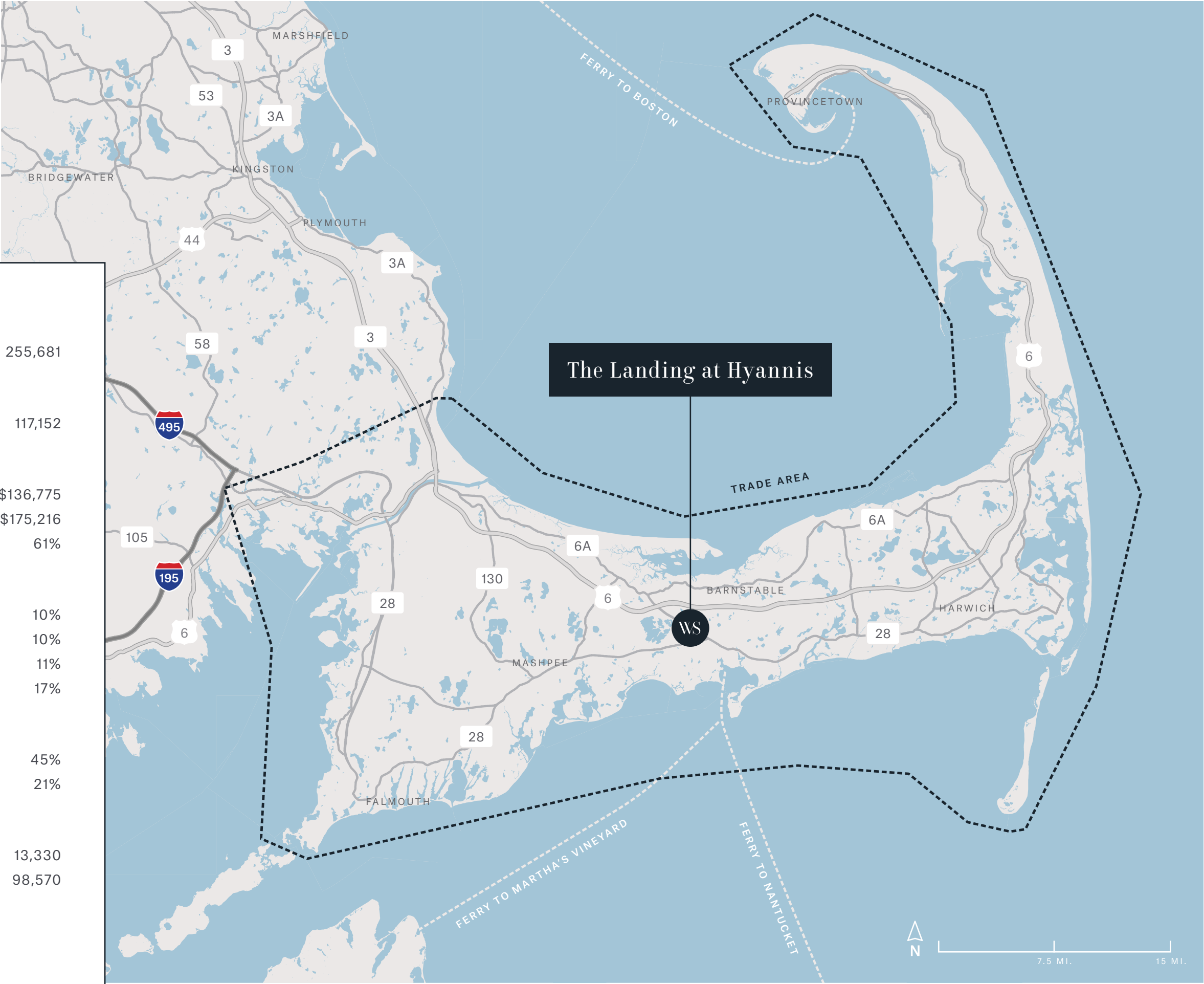
Graduate Degree 21%

DAYTIME POPULATION

Number of Businesses 13,330

Number of Employees 98,570

Source: U.S. Census, 2024 estimates



Welcome to The Landing

The Landing’s revitalization project features 262,000 SF of **modernized retail and dining spaces** including a thoughtful mix of local and national businesses, a **public green** and strollable walkways around the property.

Designed as an essential part of daily routines and summer adventures, the center’s redevelopment embodies the historic New England charm that visitors expect, **while bringing year-round energy and amenities to full-time residents.**



THE ONLY LOCATION SERVING CAPE COD:



20,000 SF flagship

600+ customers IN LINE BEFORE 9AM ON OPENING DAY

NEW LARGER STORE DESIGN WITH EXPANDED SELECTION
OF LOCAL PRODUCTS

ONLY WHOLE FOODS MARKET ON CAPE COD (RELOCATION)



A new central green space offers shoppers
a place to sit down and unwind.







WS

Massachusetts-based WS Development is a mixed-use developer with a singular mission: creating places people want to be. With an approach that values art, science, innovation and, above all else, people, WS strives to engage each community it serves with best-in-class experiences, designed with our customers, tenants and partners in mind.

Established in 1990, WS is one of few vertically-integrated real estate companies that conceptualizes, owns, operates and leases more than 100 properties that range from cutting-edge urban spaces to lifestyle and community centers. With over 22 million square feet of existing space and an additional nine million square feet under development, it is one of the largest privately-owned development firms in the country.

Thank you

Leasing Information

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